185.A	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,050,900 / 1,050,900
					USE VALUE:	1,050,900 / 1,050,900
					ASSESSED:	1,050,900 / 1,050,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BONNER NICHOLAS
Owner 2:	GUPTA MEGHANA
Owner 3:	
Street 1:	64 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEYNE & SHANNON INC -
Owner 2:	-
Street 1:	329 W EMERSON ST
Twn/City:	MELROSE
St/Prov:	MA Cntry:
Postal:	02176

NARRATIVE DESCRIPTION

This parcel contains 6,890 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 2889 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6890.000	612,200		438,700	1,050,900
Total Card	0.158	612,200		438,700	1,050,900
Total Parcel	0.158	612,200		438,700	1,050,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.81 | /Parcel: 363.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	131547
GIS Ref	
GIS Ref	
Insp Date	08/03/18

!14407!

PREVIOUS ASSESSMENT

Parcel ID: 185.A-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	612,100	0	6,890.	438,700	1,050,800	1,050,800	Year End Roll	12/18/2019
2019	101	FV	246,300	0	6,890.	438,700	685,000	685,000	Year End Roll	1/3/2019
2018	101	FV	262,700	0	6,890.	369,800	632,500	632,500	Year End Roll	12/20/2017
2017	101	FV	262,700	0	6,890.	338,400	601,100	601,100	Year End Roll	1/3/2017
2016	101	FV	262,700	0	6,890.	288,300	551,000	551,000	Year End	1/4/2016
2015	101	FV	256,100	0	6,890.	250,700	506,800	506,800	Year End Roll	12/11/2014
2014	101	FV	256,100	0	6,890.	231,900	488,000	488,000	Year End Roll	12/16/2013
2013	101	FV	256,100	0	6,890.	220,600	476,700	476,700		12/13/2012

PRINT

Date	Time
12/11/20	04:15:51

LAST REV

Date	Time
10/08/19	14:04:48
apro	
14407	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEYNE & SHANNON	1547-181	1	8/9/2019		1,150,000	No	No		
PARISE SUSAN /T	1520-12		12/11/2017	Change>Sale	630,000	No	No		
PARISE SUSAN	1221-97		5/19/2000	Family	100	No	No		
	630-143		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2018	1500	Heat App	8,600	C				
7/18/2018	1001	Inter Fi	170,000	O				int reno +baths+ha

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2019	SQ Returned	MM	Mary M
8/2/2019	Permit Visit	DGM	D Mann
8/3/2018	MEAS&NOTICE	BS	Barbara S
12/29/2008	Measured	163	PATRIOT
11/2/2000	Hearing Chag	201	PATRIOT
1/6/2000	Meas/Inspect	163	PATRIOT
11/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6890		Sq. Ft.	Site		0	70.	0.91	7									438,690						438,700	

USER DEFINED

Prior Id # 1:	131547
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.15817	Total SF/SM:	6890	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	438,690	Spl Credit		Total:	438,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1959	Eff Yr Blt:	2018
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14528298
Const Adj.:	1.00999999
Adj $ / SQ:	144.592
Other Features:	132513
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	613391
Depreciation:	1227
Depreciated Total:	612164

COMMENTS

OF=BMT TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

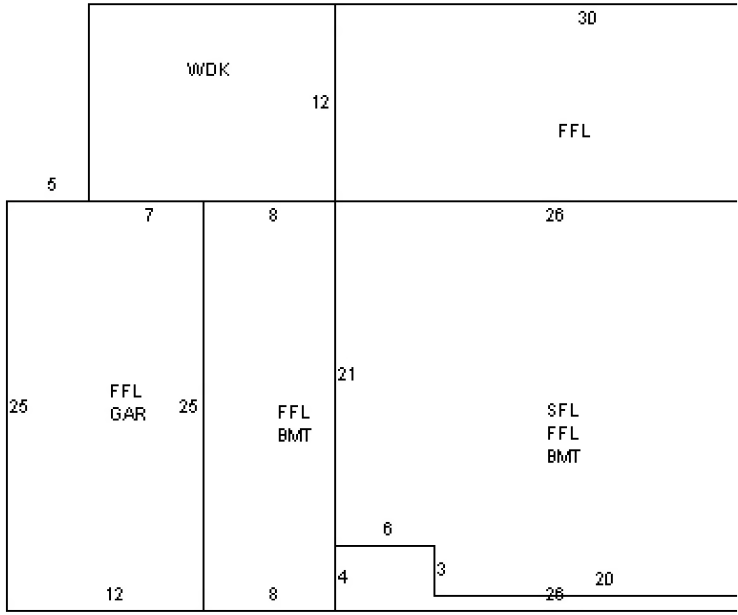
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.96
Special Features:	0	Val/Su Net:	177.24
Final Total:	612200	Val/Su SzAd	288.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,514	144.590	218,912
BMT	Basement	854	68.750	58,715
SFL	Second Floor	606	144.590	87,623
GAR	Garage	300	23.570	7,070
WDK	Deck	180	11.670	2,101

Net Sketched Area:	3,454			Total:	374,421
Size Ad	2120	Gross Are	3454	FinArea	2889

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

185.A-0003-0008.0

IMAGE

AssessPro Patriot Properties, Inc